

# Minutes of the November 18, 2010 HP/FH Committee Meeting

## ***Attendance***

**Present:** Chris Hoffman (CH); Claude Tellier (CT); Flo Stern (FS); Nancy Gregg (NG), Chair; Walter Wolnik (WW).

Dave Ziomek (DZ); Nate Malloy (NM); Roy Rosenblatt (RB); (Staff).

Rudy Perkins (RP); (HAP Housing).

Chuck Roberts (CR); Rachel Chase (RC); (Kuhn-Riddle Architects).

Joanne Campbell (JC); Patrick McCarthy (PM); My Nguyen (MN); (Valley CDC).

## ***Actions:***

Called to order at 9:07 am.

**Supports that \$20,000 be used for feasibility study for rehabilitation, or demolition and building new, of Hawthorne house, with \$10,000 from CPA housing funds and \$10,000 from CPA historical funds.**

CH/WW, 4-0-0-2 (FS absent at time of vote).

## ***Discussion:***

**Olympia Drive:** CR presented site design, and RC architecture: Parking consolidated into scattered nestled-in locations, reducing pavement and needed plowing and maintenance; cars kept out of central playground. Community House provided. Residences consolidated into fewer buildings for economy (5- and 4-unit townhouses, and triplexes with single unit below; 8 1-bedroom, 21 2-bedroom and 13 3-bedroom, for a total of 42 units). Topography used to provide more accessible units. Stormwater management with porous pavement. Trail rerouted for continued public access, but avoiding community space. School bus loop around Community House; larger one-way loop with two-way boulevardization to East Pleasant St. Superinsulated walls and heat-recovery ventilation, possible geothermal heating and cooling.

RP described timeline and requirements: DHCD review in December. Comprehensive permit to be sought from ZBA in January. Tax credit round in March (more likely success next September). If September award, 14-month construction Spring 2012 to June 2013. Utility easements needed from Town. (RR: And designation as public way that Town will maintain. And resolution of fire access. And Town will do needed infrastructure work in Spring before lease is signed.)

HAP will manage property. 99-year ground lease will be obtained from the Town, with HAP and Valley CDC having ownership stakes. Level of affordability dependent on funding requirements. Local preference for occupancy by people working or currently living in town; Amherst diverse enough that unlikely to need to go outside to demonstrate nondiscrimination on basis of demographic categories.

JC praised liveability of community space that will be preserved, rather than trying to pack in more units

**Hawthorne house:** December 9th Hawthorne House public forum is coming just ahead of December 10th CPAC hearing. NM and DZ described challenge of determining what a reasonable investment might be per unit in providing affordable housing in a rehabilitated, versus a demolished and rebuilt, Hawthorne House. Public affordable housing has to meet standards that a private purchaser does not -- mitigation of environmental hazards versus student rental "as is".

Historical Commission has been persuaded to make a historical preservation funding request to CPAC for a feasibility study of the alternatives, and HP/FHC was being asked to join in by requesting affordable housing funding. A motion to do this passed unanimously.

**Minutes:** Details of October 14 and November 1 minutes were discussed.

### ***Tasks:***

Letter of support for HAP Housing needed for December DHCD review.  
December 9th Hawthorne Public Forum and December 10th CPAC hearing.

### ***Documents:***

Kuhn-Riddle Site Design and Architectural renderings for Olympia Drive project (PDF packet to be provided to Committee);  
Hawthorne Property GIS map;  
Announcement of December 9th Hawthorne Public Forum.

### ***Next meetings:***

December 9, January 13, February 10, March 10 at 9am, First Floor Meeting Room

### ***Adjournment***

Adjourned by consensus at 10:46 am.

***Submitted By***

Walter Wolnik